

UNITED STATES BANKRUPTCY COURT  
NORTHERN DISTRICT OF GEORGIA  
ATLANTA DIVISION

IN RE: : CHAPTER 7  
:   
DUWAN PITTMAN, : CASE NO. 18-68220-PMB  
:   
Debtor. :

**REPORT OF SALE**

COMES NOW S. Gregory Hays, the Chapter 7 Trustee in the above-captioned matter, and files this Report of Sale pursuant to Bankruptcy Rule 6004(f), and shows the Court as follows:

1.

On July 14, 2020, the Trustee sold real property of the estate known as 5521 Marbut Road, Lithonia, Dekalb County, GA 30058 (“**Property**”) to Peach Property Partners, LLC (“**Purchaser**”) for \$97,500.00 as ordered and approved by the Court on June 23, 2020 [Doc. No. 59].

2.

Attached hereto as Exhibit “A” is the Settlement Statement from the sale. The Trustee reports that he has completed the delivery of the Property to the Purchaser and has received net funds of \$75,385.98 from the sale.

Respectfully submitted this 15th day of July, 2020.

Hays Financial Consulting, LLC  
2964 Peachtree Road, N.W., Suite 555  
Atlanta, Georgia 30305  
(404) 926-0060  
ghays@haysconsulting.net

/s  
\_\_\_\_\_  
S. Gregory Hays  
Chapter 7 Trustee

Exhibit “A”

OMD Approval No 2502-0268

## A. Settlement Statement (HUD-1)

B. Type of Loan							
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> R-HS	3. <input type="checkbox"/> Conv. Unint.	4. File No.	5. Loan No.	6. Mortgage Insurance Case No.		
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv Int.						
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.d.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.							
D. Name & Address of Borrower: Peach Property Partners, LLC 141 Village Parkway Northeast Bldg. 5, Suite 200 Marietta, GA 30067				E. Name & Address of Seller: S. Gregory Hays of S. Gregory Hays, As and Only as Trustee of Duwan Pittman a.k.a. Duwan Calvin Pittman 171 17th Street Northwest Suite 2100 Atlanta, GA 30363		F. Name & Address of Lender:	
G. Property Location: 5521 Marbut Road Lithonia, GA 30058				H. Settlement Agent: Wasdin Closing Group LLC  Place of Settlement: 11138 State Bridge Road 125 Alpharetta, GA 30022		I. Settlement Date: 07/14/2020 Funding Date: 07/14/2020 Disbursement Date: 07/14/2020	
J. Summary of Borrower's Transaction				K. Summary of Seller's Transaction			
100. Gross Amount Due from Borrower 101. Contract sales price \$97,500.00 102. Personal property 103. Settlement charges to borrower (line 1400) \$1,297.30 104. 105. Adjustment for items paid by seller in advance 106. City/Town Taxes 107. County Taxes 108. Assessments 109. 110. 111. 112. 120. Gross Amount Due from Borrower \$98,797.30 200. Amount Paid by or In Behalf of Borrower 201. Deposit \$2,500.00 202. Principal amount of new loan(s) 203. Existing loan(s) taken subject to 204. 205. 206. 207. 208. 209. Adjustments for items unpaid by seller 210. City/Town Taxes 211. County Taxes 01/01/2020 to 07/14/2020 \$849.02 212. Assessments 213. 214. 215. 216. 217. 218. 219. 220. Total Paid by/for Borrower \$5,049.02 300. Cash at Settlement from/to Borrower 301. Gross amount due from borrower (line 120) \$98,797.30 302. Loss amounts paid by/for borrower (line 220) \$3,049.02 303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower \$95,748.28				400. Gross Amount Due to Seller 401. Contract sales price \$97,500.00 402. Personal property 403. 404. 405. Adjustment for items paid by seller in advance 406. City/Town Taxes 407. County Taxes 408. Assessments 409. 410. 411. 412. 420. Gross Amount Due to Seller \$97,500.00 500. Reductions in Amount Due to Seller 501. Excess deposit (see instructions) 502. Settlement charges to seller (line 1400) \$21,845.00 503. Existing loan(s) taken subject to 504. Payoff of First Mortgage 505. Payoff of Second Mortgage 506. 507. 508. 509. Adjustments for items unpaid by seller 510. City/Town Taxes 511. County Taxes 01/01/2020 to 07/14/2020 \$849.02 512. Assessments 513. 514. 515. 516. 517. 518. 519. 520. Total Reduction Amount Due Seller \$22,114.02 600. Cash at Settlement to/from Seller 601. Gross amount due to seller (line 420) \$97,500.00 602. Loss reductions in amounts due seller (line 520) \$22,114.02 603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller \$75,385.98			

The Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

I. Settlement Charges:		
700. Total Real Estate Broker Fees:		
Division of commission (line 700) as follows:	Paid From Borrower's Funds at Settlement	Paid From Seller's Fund at Settlement
701. \$		
702. \$		
703. Commission paid at settlement		
704.		
800. Items Payable in Connection with Loan:		
801. Our origination charge (from GFE #1)		
802. Your credit or charge (points) for the specific interest rate chosen (from GFE #2)		
803. Your adjusted origination charges (from GFE #A)		
804. Appraisal fee (from GFE #3)		
805. Credit report (from GFE #3)		
806. Tax service (from GFE #3)		
807. Flood certification (from GFE #3)		
808.		
809.		
810.		
811.		
900. Items Required by Lender to be Paid in Advance:		
901. Daily interest charges from 07/14/2020 to 08/01/2020 (from GFE #10)		
902. Mortgage insurance premium (from GFE #3)		
903. Homeowner's insurance (from GFE #11)		
904.		
1000. Reserves Deposited with Lender:		
1001. Initial deposit for your escrow account (from GFE #9)		
1002. Homeowner's insurance		
1003. Mortgage insurance		
1004. Property taxes		
1005.		
1006.		
1007. Aggregate Adjustment \$0.00		
1100. Title Charges:		
1101. Title services and lender's title insurance (from GFE #4)		
1102. Settlement or closing fee to Wasdin Closing Group LLC		
1103. Owner's title insurance to Chicago Title Insurance Company (from GFE #5)	\$499.80	
1104. Lender's title insurance to Chicago Title Insurance Company		
1105. Lender's title policy limit \$		
1106. Owner's title policy limit \$97,600.00		
1107. Agent's portion of the total title insurance premium to Wasdin Closing Group LLC \$349.86		
1108. Underwriter's portion of the total title insurance premium to Chicago Title Insurance Company \$149.94		
1109. Title - Settlement Fee to Wasdin Closing Group LLC	\$450.00	
1110. Title Exam Fee to Wasdin Closing Group LLC	\$175.00	
1111. Title - Courier Fee to Wasdin Closing Group LLC	\$50.00	
1200. Government Recording and Transfer Charges:		
1201. Government recording charges (from GFE #7)	\$25.00	
1202. Deed \$25.00 Mortgage \$ Release \$ to DeKalb County Recording Office		
1203. Transfer taxes (from GFE #8)	\$97.50	
1204. City/County tax/stamps Deed \$ Mortgage \$		
1205. State tax/stamps Deed \$97.50 Mortgage \$ to DeKalb County Recording Office		
1206.		
1300. Additional Settlement Charges:		
1301. Required services that you can shop for (from GFE #6)		
1302.		
1303.		
1304.		
1305. Disbursement Processing Fee to Wasdin Closing Group LLC		\$65.00
1306. Homestead Exemption Payment to Duwan C. Pittman		\$21,500.00
1307.		
1308.		
1309.		
1310.		
1400. Total Settlement Charges (refer to lines 103, Section I and 802, Section I)	\$1,297.30	\$21,565.00

See signature/addendum

**CERTIFICATE OF SERVICE**

I hereby certify that I am over the age of 18 and that on this day I served a copy of the foregoing *REPORT OF SALE* by first class U.S. Mail, with adequate postage prepaid on the following persons or entities at the addresses stated:

Office of the United States Trustee  
362 Richard B. Russell Building  
75 Ted Turner Drive, SW  
Atlanta, GA 30303

Duwan Pittman  
5521 Marbut Rd  
Lithonia, GA 30058

Dated: July 15, 2020.

/s  
\_\_\_\_\_  
S. Gregory Hays  
Chapter 7 Trustee

Hays Financial Consulting, LLC  
2964 Peachtree Road, N.W., Suite 555  
Atlanta, Georgia 30305  
(404) 926-0060  
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